

Imaged Certificate of Notice Page 1 of 4

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

**KAREN E. BEZNER, ESQ.**567 Park Avenue, Suite 103  
Scotch Plains, New Jersey 07076  
(908) 322-8484

Attorney for Karen E. Bezner, Trustee

Karen E. Bezner  
KB 5770

In Re:

JUNE MARIE FISHER,

Case No.: 19-29950

Judge: Hon. Christine M. Gravelle, U.S.B.J.

Order Filed on February 15, 2023  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey**ORDER AUTHORIZING SALE OF REAL PROPERTY AND FOR OTHER RELIEF**

The relief set forth on the following pages, numbered two (2) through 2 is hereby **ORDERED**.

**DATED: February 15, 2023**


---

 Honorable Christine M. Gravelle  
United States Bankruptcy Judge

Debtor: June Marie Fisher

Case No.: 19-29950 (CMG)

Caption of Order: Order Authorizing Sale of Real Property And For Other Relief

---

**ORDERED** that:

- 1) Karen E. Bezner, Chapter 7 trustee is hereby authorized to sell the real property at 16 Twyford Lane, Manchester, New Jersey 08759 to Karen and Thomas Muldoon for the purchase price of \$320,000.00, said sale to be conducted free and clear of all mortgages, liens, judgments and other encumbrances, such mortgages, liens, judgments and other encumbrances as are proven valid to attach to the proceeds of sale.
- 2) This Order confirms that the Trustee has rejected the contract between the debtor and Sun Run Total Solar dated June 14, 2011. Said contract is avoided as an encumbrance against the property pursuant to 11 U.S.C. Section 363(f).
- 3) The proposed sale meets the requirements of 11 U.S.C. Section 363(b) and (f), and satisfies the requirements of In Re Abbott's Dairies of Pennsylvania, Inc., 788 F.2d 143, 147 (3d Cir. 1986).
- 4) The mortgage lien to Midfirst Bank shall be paid in full at closing.
- 5) The Trustee is authorized to pay the real estate brokers at closing in the following amounts:  
  
Partners Realty Group, 2.75% plus \$150.00, or \$8,950.00; Homesmart First Advantage, 2.25% minus \$150.00, or \$7,050.00.

In re:  
June Marie Fisher  
Debtor

Case No. 19-29950-CMG  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Feb 15, 2023

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 17, 2023:

Recip ID	Recipient Name and Address
db	+ June Marie Fisher, 16 Twyford Lane, Manchester Township, NJ 08759-6710

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 17, 2023

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 15, 2023 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Andrew M. Lubin	on behalf of Creditor VILLAGE CAPITAL & INVESTMENT LLC nj-ecfmail@mwc-law.com, alubin@milsteadlaw.com
Denise E. Carlon	on behalf of Creditor MIDFIRST BANK dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Gavin Stewart	on behalf of Creditor Nissan Motor Acceptance Corporation bk@stewartlegalgroup.com
Karen E. Bezner	Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com
Karen E. Bezner	on behalf of Trustee Karen E. Bezner Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com

District/off: 0312-3

User: admin

Page 2 of 2

Date Rcvd: Feb 15, 2023

Form ID: pdf903

Total Noticed: 1

Michael A. Artis

on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov

Robert Cameron Legg

on behalf of Debtor June Marie Fisher court docs@oliverandlegg.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 9